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DK W BK 699 PG 753  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Record 1st

Prepared by & Return to:

Michele Beyersdorf

901-837-7800

WesTenn Title & Escrow Services, LLC

171 Wesley Reed Drive

Atoka, TN 38004

Grantor:

Donald & Alice Aldridge

8024 Bobwood Drive

Germantown, TN 38138

901-757-5583

Grantee:

Michael J. & Valeria R. Aldridge

6471 S. Dresden

Olive Branch, MS 38654

901-258-2330

INDEXING: Lot 38, First Addition, Kerrwood Subdivision, situated in Section 34, Township 1, Range 6 West, as recorded in Plat Book 4, Page 42, Land Deed Records, Office of the Chancery Clerk, DeSoto County, Mississippi

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, DONALD R. ALDRIDGE AND WIFE, ALICE J. ALDRIDGE, referred to as Grantors for and in consideration of the sum of TEN (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, have bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto MICHAEL J. ALDRIDGE AND WIFE, VALERIA R. ALDRIDGE, joint tenants with full right of survivorship, and not as tenants in common, herein referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, the said Grantees, their heirs, successors, and assigns forever, the following described lot or parcel of land situated in Desoto County, Mississippi, with same being more particularly described as follows, to-wit:

Lot 38, First Addition, Kerrwood Subdivision, in Section 34, Township 1, Range 6 West, as shown on plat of record in Plat Book 4, Page 42, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property and description conveyed Donald R. Aldridge and Alice J. Aldridge by Quit Claim Deed, recorded in Book 696, Page 672 in the Chancery Court of DeSoto County, Mississippi.

This conveyance is made subject to 2013 DESOTO County taxes and City of Olive Branch Taxes, which party of the second part hereby agrees and assumes to pay; subdivision restrictions Recorded at Plat Book 4 Page 42 interest in any and all subterranean mineral or other similar rights in and to said property, including, but not limited to, all, gas, gravel, clay and other chemical, elemental and mineral rights, and in any and all such, rights if on the surface of said property reserved, building lines and easements of record in the Chancery Clerks Office of DeSoto County, Mississippi.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs and assigns forever.

AND THE GRANTORS do hereby covenant with the said Grantees that they are lawfully seized in fee of the

aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements, and 2013 property taxes which the above named Grantees hereby assume and agree to pay, as shown above.

AND THAT TITLE and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

2465

WITNESS our hands and seal this the 31<sup>st</sup> day of January, 2013.

  
DONALD R. ALDRIDGE

  
ALICE J. ALDRIDGE

STATE OF TENNESSEE

COUNTY OF SHELBY

On this the 31<sup>st</sup> day of January, 2013, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **DONALD R. ALDRIDGE AND ALICE J. ALDRIDGE**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

  
Notary Public

My Commission Expires:  
My Commission Expires August 31, 2013



Grantor:

Donald And Alice Aldridge

8024 Bobwood Dr.  
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901-757-5583

Grantee:

Michael J. Aldridge

Valeria R. Aldridge

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